

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAVE SUBDIVIDED UNDER THE NAME OF RE-PLAT OF CANTAMIA PHASE 2 TRACT 3, A RE-PLAT OF A PORTION OF THE MASTER PLAT OF CANTAMIA PHASE 2, TRACT 3 & A PORTION OF PHASE 3, TRACT 1 PER BOOK 1249, PAGE 36 RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON. AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS RE-PLAT AS AND FOR THE RE-PLAT OF SAID CANTAMIA PHASE 2 TRACT 3 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND ITS PERMITTEES AN EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") UPON, OVER, ACROSS AND UNDER ALL AREAS IN THIS PLAT DESIGNATED AS "PUE" AND UPON, OVER, ACROSS AND UNDER TRACTS A1AND A2 FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING IMPROVEMENTS FOR SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES ("PUBLIC UTILITY FACILITIES") AND FOR PROVIDING INGRESS AND EGRESS TO THE EASEMENT AREAS FOR SUCH PURPOSES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY EASEMENT AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING, AS APPROVED BY THE CITY, MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS. PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THEIR UTILITY FACILITIES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY: ITS CITY OF GOODYEAR, ITS EMPLOYEES, AGENTS AND CONTRACTORS; EMERGENCY SERVICE PROVIDERS; OTHER GOVERNMENTAL AGENCIES; AND THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED IN THIS PLAT A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACTS, A1AND A2 FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR CITY OF GOODYEAR AND OTHER GOVERNMENTAL VEHICLES; EMERGENCY VEHICLES; AND SERVICE TYPE VEHICLES, INCLUDING REFUSE COLLECTION VEHICLES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES A SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT 23B AS "SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING OPERATING, MAINTAINING, REPAIRING AND REPLACING SEWER LINE IMPROVEMENTS AND TO PROVIDE INGRESS AND EGRESS TO SUCH EASEMENT AREAS FOR SUCH PURPOSES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

RESTRICTIVE COVENANTS

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 24F, 25A, 25B, 25C, 26A, 26B, 26C, 26D, 26E, AND 31A ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEYS' FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 24F, 25A, 25B, 25C, 26A, 26B, 26C, 26D, 26E, AND/OR 31A

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

AN EASEMENT FOR INGRESS AND EGRESS, FOR AND ON BEHALF OF THE HOMEOWNERS IN CANTAMIA PARCELS 23, 24, 25, 26, AND 31, IS HEREBY PROVIDED OVER THE ENTIRETY OF TRACTS A1 AND A2.

ALL TRACTS WITHIN PARCELS 23, 24, 25, 26, AND 31 WITH THE EXCEPTION OF TRACTS A1AND A2 OF SAID PARCELS ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ARE DEDICATED FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. DWELLING UNITS SHALL NOT BE CONSTRUCTED OVER SAID TRACTS.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION ALL DRAINAGE EASEMENTS ACROSS TRACTS 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 24F, 25A, 25B, 25C, 26A, 26B, 26C, 26D, 26E, AND 31A AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES; INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION A DRAINAGE AND RETENTION/DETENTION EASEMENT ACROSS TRACTS 23C, 23F, 24A, 24F, AND 26A. THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RETENTION/DETENTION BASINS, EROSION CONTROL AREAS AND DRYWELLS.

THAT, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY DEDICATE TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, THE PERPETUAL, VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS THE PREVIOUSLY DESCRIBED PREMISES SHOWN HEREIN. THE PURPOSE OF THE V.N.A.E. IS TO PROHIBIT VEHICULAR ACCESS.

ALL TRACTS WITHIN PARCELS 23, 24, 25, 26, AND 31 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.

RE-PLAT  
OF  
CANTAMIA PHASE 2 TRACT 3  
GOODYEAR, ARIZONA

A RE-PLAT OF PHASE 2, TRACT 3 & A PORTION OF PHASE 3, TRACT 1  
AS DEFINED IN THE MASTER PLAT FILED IN BOOK 1249, PAGE 36  
RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

DEDICATION CONTINUED

IN WITNESS WHEREOF, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSEPH CARL MULAC III

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN PARCELS 23, 24, 25 & 26 AND PARCEL 31 REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION

NAME \_\_\_\_\_

TITLE \_\_\_\_\_ DATE: \_\_\_\_\_

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT HE/SHE AS \_\_\_\_\_ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, BY HIMSELF/HERSELF.

IN WITNESS HEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: \_\_\_\_\_ DATE \_\_\_\_\_

LENDERS CONSENT AND SUBORDINATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THE UNDERSIGNED, JPMORGAN CHASE BANK, N.A., AS ADMINISTRATIVE AGENT AND COLLATERAL AGENT ("AGENT"), BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED JUNE 4TH, 2014 AND RECORDED AS DOCUMENT NO. 2014-0368202 MCR (THE "DEED OF TRUST"), ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THE FOREGOING RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED ON THIS SUBDIVISION PLAT AND SHALL NOT IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE AGENT.

JPMORGAN CHASE BANK, N.A.,

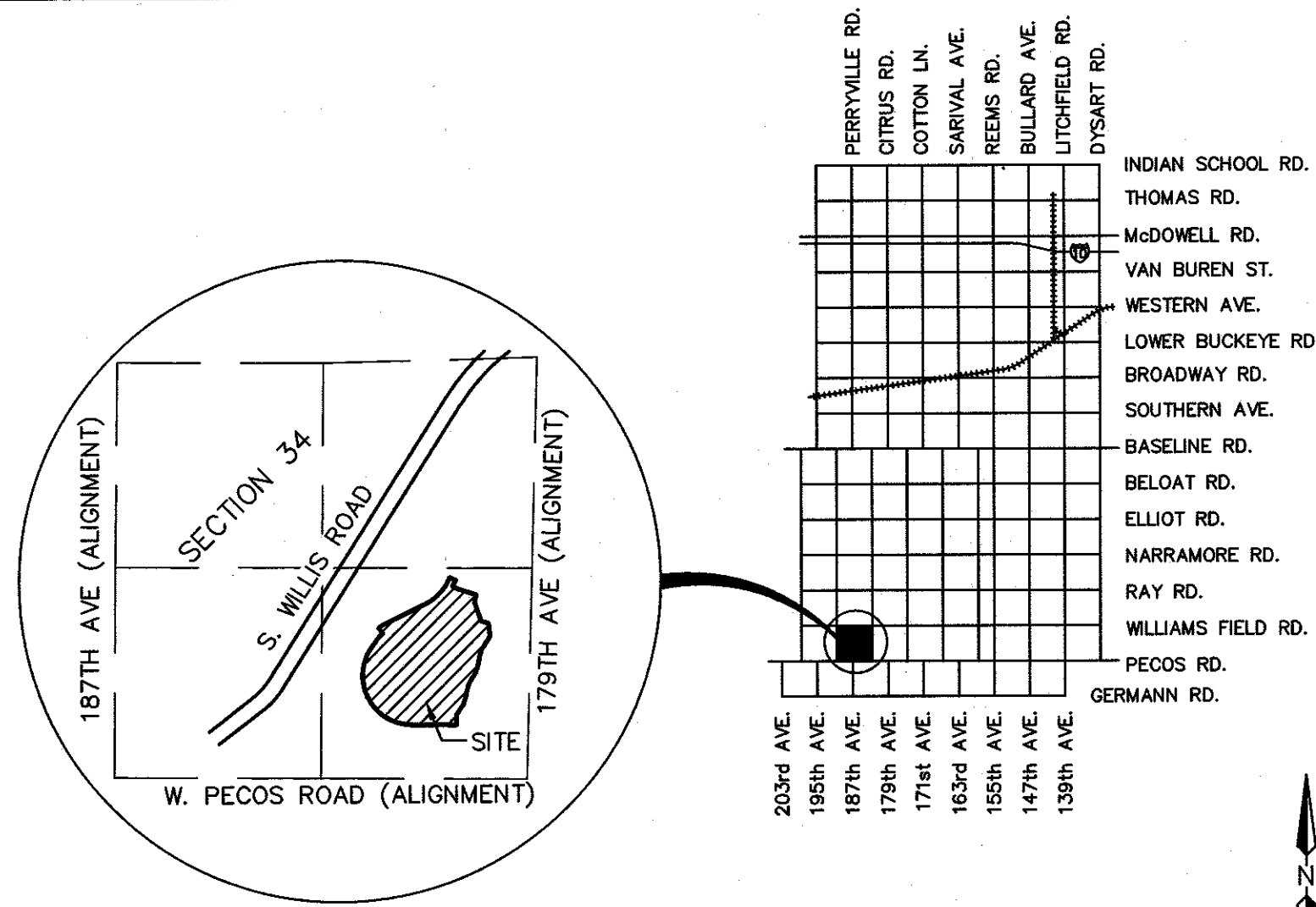
BY: \_\_\_\_\_  
NAME: JAIME GITLER  
TITLE: VICE PRESIDENT

LENDER ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF JPMORGAN CHASE BANK, N.A.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST  
NOT TO SCALE

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SW GAS
TELEPHONE	COX AND CENTURY LINK

SHEET INDEX

RP01 COVER SHEET AND VICINITY MAP  
RP02 TYPICAL LOT DETAIL, DEVELOPMENT STANDARDS TABLE, TRACT TABLE  
RP03 KEY MAP, LEGEND, SECTION DATA AND NOTES  
RP04-RP08 LEGAL DESCRIPTION, RE-PLAT SHEETS

SURVEYOR

HILGARTWILSON  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PH: 602-490-0535  
FAX: 602-325-0161  
CONTACT: KIRK J. PANGUS, RLS

OWNER/DEVELOPER

AV HOMES, LLC.  
8601 NORTH SCOTTSDALE ROAD  
SUITE 220  
SCOTTSDALE, AZ 85253  
(480) 822-6682  
CONTACT: BRIAN KONDERIK

LEGAL DESCRIPTION

SEE SHEET 4

BASIS OF BEARING

BASIS OF BEARING IS N89°29'46"W ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

APPROVED BY THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF GOODYEAR ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS  
RLS# 19344  
HILGARTWILSON  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
kpangus@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

CANTAMIA PHASE 2 TRACT 3

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

RE-PLAT

STATUS:

PROJ. NO.: 1018

DATE: JAN 2015

SCALE: AS SHOWN

DRAWN: BSO/KO

APPROVED: KJP

DWG. NO.

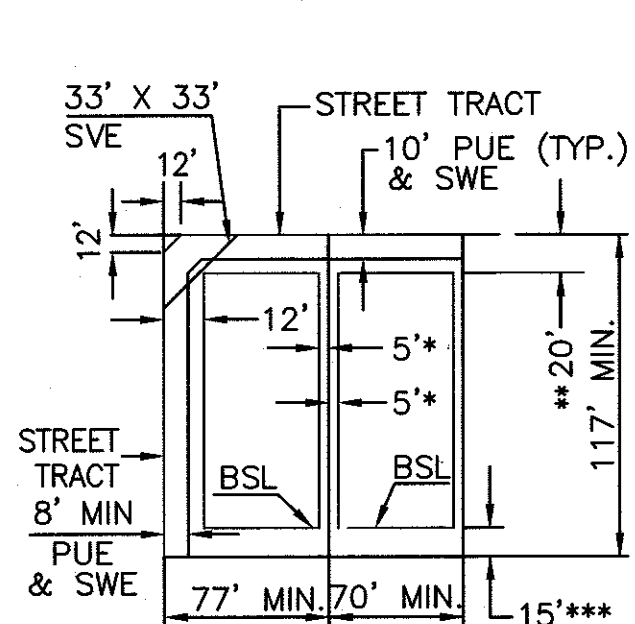
RP01

SHT. 1 OF 8



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9170	0.21	LOT : 21	9914	0.23	LOT : 41	7020	0.16	LOT : 61	7020	0.16
LOT : 2	8597	0.20	LOT : 22	10610	0.24	LOT : 42	7020	0.16	LOT : 62	7071	0.16
LOT : 3	9927	0.23	LOT : 23	8920	0.20	LOT : 43	7020	0.16	LOT : 63	7071	0.16
LOT : 4	9453	0.22	LOT : 24	9012	0.21	LOT : 44	7026	0.16	LOT : 64	7020	0.16
LOT : 5	10033	0.23	LOT : 25	9898	0.23	LOT : 45	8576	0.20	LOT : 65	7020	0.16
LOT : 6	9532	0.22	LOT : 26	10015	0.23	LOT : 46	8600	0.20	LOT : 66	7020	0.16
LOT : 7	9191	0.21	LOT : 27	8939	0.21	LOT : 47	8408	0.19	LOT : 67	7070	0.16
LOT : 8	8289	0.19	LOT : 28	11011	0.25	LOT : 48	7020	0.16	LOT : 68	7149	0.16
LOT : 9	9390	0.22	LOT : 29	8988	0.21	LOT : 49	7020	0.16	LOT : 69	7350	0.17
LOT : 10	8372	0.19	LOT : 30	9318	0.21	LOT : 50	7020	0.16	LOT : 70	7164	0.16
LOT : 11	8591	0.20	LOT : 31	10584	0.24	LOT : 51	7075	0.16	LOT : 71	8105	0.19
LOT : 12	9888	0.23	LOT : 32	8931	0.21	LOT : 52	7058	0.16	LOT : 72	7978	0.18
LOT : 13	8418	0.19	LOT : 33	9372	0.22	LOT : 53	7054	0.16	LOT : 73	4951	0.11
LOT : 14	8418	0.19	LOT : 34	10447	0.24	LOT : 54	7054	0.16	LOT : 74	4950	0.11
LOT : 15	9214	0.21	LOT : 35	11634	0.27	LOT : 55	7054	0.16	LOT : 75	4950	0.11
LOT : 16	9155	0.21	LOT : 36	7592	0.17	LOT : 56	7054	0.16	LOT : 76	4950	0.11
LOT : 17	9405	0.22	LOT : 37	7642	0.18	LOT : 57	7051	0.16	LOT : 77	4950	0.11
LOT : 18	9756	0.22	LOT : 38	7794	0.18	LOT : 58	7071	0.16	LOT : 78	4950	0.11
LOT : 19	11507	0.26	LOT : 39	7452	0.17	LOT : 59	7020	0.16	LOT : 79	4950	0.11
LOT : 20	9627	0.22	LOT : 40	7020	0.16	LOT : 60	7020	0.16	LOT : 80	4950	0.11

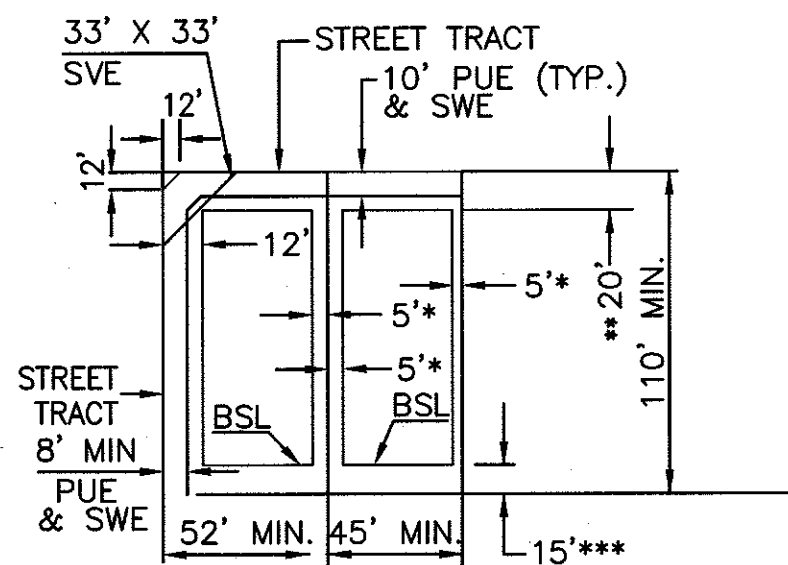
LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	4950	0.11	LOT : 101	5400	0.12	LOT : 121	7270	0.17	LOT : 141	7200	0.17
LOT : 82	4998	0.11	LOT : 102	5392	0.12	LOT : 122	7815	0.18	LOT : 142	8475	0.19
LOT : 83	6235	0.14	LOT : 103	5392	0.12	LOT : 123	7347	0.17	LOT : 143	7200	0.17
LOT : 84	8251	0.19	LOT : 104	5400	0.12	LOT : 124	7101	0.16	LOT : 144	7200	0.17
LOT : 85	5190	0.12	LOT : 105	5348	0.12	LOT : 125	7280	0.17	LOT : 145	7720	0.18
LOT : 86	5190	0.12	LOT : 106	5458	0.13	LOT : 126	8922	0.20	LOT : 146	8151	0.19
LOT : 87	5190	0.12	LOT : 107	4960	0.11	LOT : 127	8412	0.19	LOT : 147	8268	0.19
LOT : 88	5190	0.12	LOT : 108	4950	0.11	LOT : 128	7174	0.16	LOT : 148	7815	0.18
LOT : 89	5190	0.12	LOT : 109	4950	0.11	LOT : 129	7174	0.16	LOT : 149	7687	0.18
LOT : 90	5190	0.12	LOT : 110	5932	0.14	LOT : 130	7174	0.16	LOT : 150	7679	0.18
LOT : 91	5190	0.12	LOT : 111	5860	0.13	LOT : 131	7174	0.16	LOT : 151	7634	0.18
LOT : 92	5190	0.12	LOT : 112	5680	0.13	LOT : 132	7174	0.16	LOT : 152	7122	0.16
LOT : 93	5190	0.12	LOT : 113	5741	0.13	LOT : 133	7174	0.16	LOT : 153	7106	0.16
LOT : 94	5190	0.12	LOT : 114	5424	0.12	LOT : 134	8729	0.20	LOT : 154	8744	0.20
LOT : 95	6766	0.16	LOT : 115	5037	0.12	LOT : 135	10498	0.24	LOT : 155	7955	0.18
LOT : 96	5572	0.13	LOT : 116	5544	0.13	LOT : 136	7219	0.17	LOT : 156	7712	0.18
LOT : 97	5332	0.12	LOT : 117	5865	0.13	LOT : 137	11194	0.26	LOT : 157	7148	0.16
LOT : 98	4950	0.11	LOT : 118	5865	0.13	LOT : 138	7200	0.17	LOT : 158	7102	0.16
LOT : 99	5060	0.12	LOT : 119	7081	0.16	LOT : 139	7200	0.17	LOT : 159	7102	0.16
LOT : 100	5400	0.12	LOT : 120	7081	0.16	LOT : 140	7200	0.17			



- \* SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
- 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- \*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- \*\*\* IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

**TYPICAL LOT DETAIL N.T.S.**

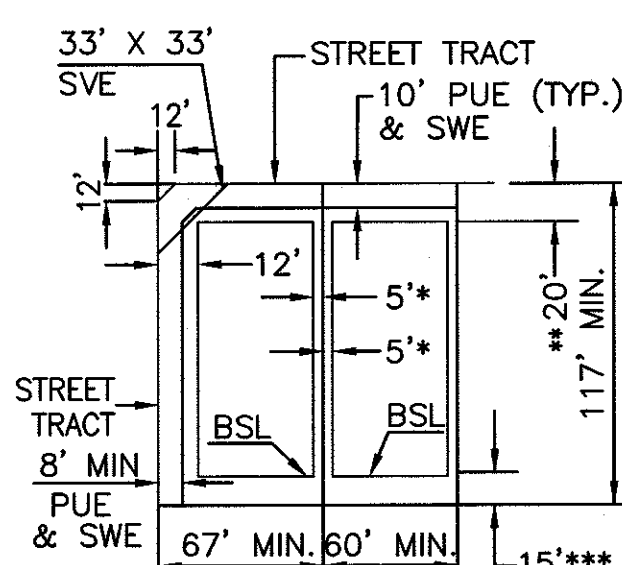
PARCEL 23



- \* SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
- 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- \*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- \*\*\* IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

**TYPICAL LOT DETAIL N.T.S.**

PARCEL 25



- \* SETBACKS AS APPROVED IN PAD, CASE 13-210-00005
- 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- \*\* 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- \*\*\* IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

**TYPICAL LOT DETAIL N.T.S.**

PARCEL 24 AND 26

TRACT TABLE			
TRACT	SHEET NO.	AREA (ACRES)	USE
TRACT 23A	4	0.2083	LANDSCAPE, PEDESTRIAN ACCESS & DRAINAGE
TRACT 23B	4	0.0623	LANDSCAPE, PEDESTRIAN ACCESS, SEWER EASEMENT & DRAINAGE
TRACT 23C	4	1.1071	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 23D	4	0.0182	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 23E	4	0.0870	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 23F	6	1.5405	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 23G	6	0.1918	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 24A	5	1.0009	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 24B	4	0.0200	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 24C	5	0.0400	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 24D	5	0.0400	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 24E	5	0.0183	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 24F	5	1.1029	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 25A	5	0.2419	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 25B	7	0.2595	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 25C	7	0.3858	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 25D	7	0.0165	LANDSCAPE, OPEN SPACE & P.U.E.
TRACT 25E	7	0.0411	LANDSCAPE, OPEN SPACE & P.U.E.
TRACT 26A	6, 8	2.5742	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 26B	6	0.1677	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 26C	6	0.0203	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 26D	6, 8	0.4141	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 26E	8	0.0186	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT 31A	8	0.1125	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE & P.U.E.
TRACT A1	7, 8	2.2933	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT A2	4,5,6,7,8	7.7885	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES

\* CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AS OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS

SITE DATA					
	POD 5	POD 5	POD 5	POD 5	POD 8
	PARCEL 23	PARCEL 24	PARCEL 25	PARCEL 26	PARCEL 31
TOTAL LOTS:	35	36	46	42	0
TOTAL TRACTS:	7	6	5	5	1
MIN LOT AREA (SQ.FT.):	8190	7020	4950	7020	N/A
MIN LOT SIZE:	70' X 117'	60' X 117'	45' X 117'	60' X 117'	N/A
MIN FRONT SETBACK:	20'	20'	20'	20'	N/A
MIN SIDE SETBACK:	5'	5'	5'	5'	N/A
MIN REAR SETBACK:	15'	15'	15'	15'	N/A
DENSITY (DU/AC):	2.8	3.5	5.4	3.4	N/A
PARCEL AREA (AC):	12.55	10.32	8.53	12.48	N/A
EXISTING ZONING:	PAD	PAD	PAD	PAD	PAD
OPEN SPACE TRACTS (AC):	3.21	2.22	0.94	3.19	0.11
PERCENT OPEN SPACE (NET %):	25.58%	21.51%	10.43%	25.56%	100.00%

POD 5 IS COMPRISED OF PARCELS 23, 24, 25 AND 26 ONLY. POD 8 IS COMPRISED OF PARCEL 31 ONLY



© Copyright, Hilgartwilson 2018 -- This document is the sole property of Hilgartwilson.

STATUS:	PROJECT NO.: 1018	MUNICIPAL TRACKING NO.:
DATE: JAN 2015	SCALE: AS SHOWN	DRAWN: BSO/KO
	APPROVED: KJP	

DWG. NO.

**RP02**

SHT. 2 OF 8

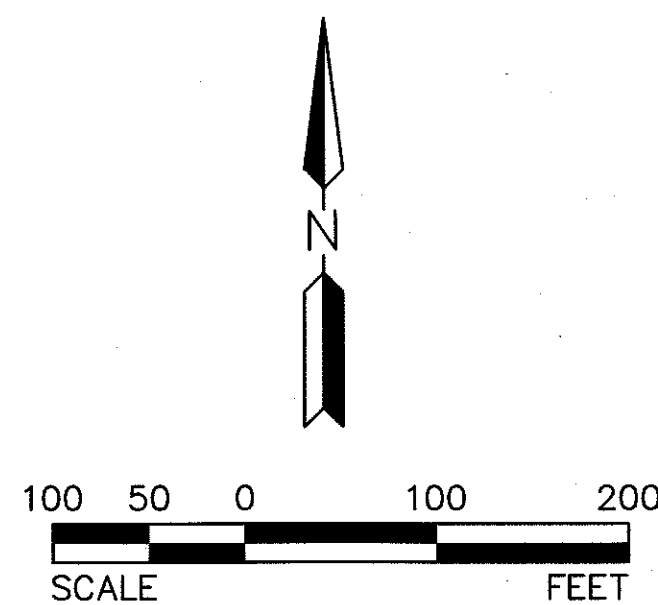
**CANTAMIA PHASE 2 TRACT 3**

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

**RE - PLAT**

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2441 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0635 / F: 602.368.2436  
www.hilgartwilson.com



TRACT 2 PHASE 2  
CANTAMIA PHASES 2 & 3  
MASTER PLAT  
BK. 1249, PG. 36 M.C.R.

TRACT 2 PHASE 2  
CANTAMIA PHASES 2 & 3  
MASTER PLAT  
BK. 1249, PG. 36 M.C.R.

TRACT 1 PHASE 3  
CANTAMIA PHASES 2 & 3  
MASTER PLAT  
BK. 1249, PG. 36 M.C.R.

PARCEL 31  
W. WILDWOOD DRIVE

TRACT 31A  
TRACT 26E

PARCEL 13  
PROVINCE AT ESTRELLA  
MOUNTAIN RANCH  
BK. 922, PG. 47 M.C.R.

PARCEL 13  
PROVINCE AT ESTRELLA  
MOUNTAIN RANCH  
BK. 922, PG. 47 M.C.R.

PARCEL 11  
PROVINCE AT ESTRELLA  
MOUNTAIN RANCH  
BK. 922, PG. 44 M.C.R.

PARCEL 11  
PROVINCE AT ESTRELLA  
MOUNTAIN RANCH  
BK. 922, PG. 44 M.C.R.

### LEGEND

■■■■■	SHEET MATCH LINE
—	PARCEL BOUNDARY LINE
BK	BOOK
PG	PAGE

### NOTES:

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC.
- THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 REBAR AND CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOTS 41, 47, 48, 55, 56, 76, 77, 92, 124, 137 & 140).
- REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
- CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
- CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- THE STREETS IN TRACTS A1 AND A2 ARE PRIVATE STREETS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT OF WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 4, 9, 17, 36, 51, 58, 62, 63, 67, 102, 103, 107, 118, 135, 148, 147 & 155).
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 4, 9, 17, 36, 51, 58, 62, 63, 67, 102, 103, 107, 118, 135, 148, 147 & 155).
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. WITH THE FOLLOWING EXCEPTION OF TRACT 23B SEWER EASEMENT.
- GROSS AREA IS 2,027,353.34 S.F. OR 46.5416 ACRES MORE OR LESS



SOUTHWEST CORNER OF SECTION 34,  
T1S, R2W, T1S, R2W, FOUND GLO  
BRASS CAP, DATED 1916

SOUTHEAST CORNER OF SECTION 34,  
T1S, R2W, FOUND GLO BRASS CAP  
STAMPED "S34/S35 DATED 1916"



EAST QUARTER CORNER OF  
SECTION 34, T1S, R2W, T1S,  
R2W, FOUND 1" GLO IRON PIPE,  
DOWN 1.5±

TRACT 3, PHASE 2 OF THE MASTER PLAT OF CANTAMIA PHASES 2 & 3 AS  
FILED IN BOOK 1249, PAGE 36, OFFICIAL RECORDS OF MARICOPA COUNTY,  
ARIZONA;

A PORTION OF TRACT 1, PHASE 3 OF THE MASTER PLAT OF CANTAMIA PHASES 2 & 3 AS FILED IN BOOK 1249, PAGE 36, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THENCE NORTH 73°02'22" WEST, 120.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 1 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 73°02'22" WEST,  
123.47 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 61°12'08" WEST, 78.66 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 737.00 FEET, THE CENTER OF WHICH BEARS NORTH 61°12'08" WEST;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT 1 AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°57'10", AN ARC LENGTH OF 89.43 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 21°29'27" EAST, 28.72 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 478.42 FEET, THE CENTER OF WHICH BEARS NORTH 23°11'54" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'16", AN ARC LENGTH OF 52.09 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 73°02'22" EAST, 62.46 FEET;

THENCE NORTH 61°57'38" EAST, 16.97 FEET;

THENCE NORTH 16°57'38" EAST, 10.25 FEET;

THENCE SOUTH 73°02'22" EAST, 43.16 FEET;

THENCE SOUTH 16°57'38" WEST, 101.49 FEET TO THE POINT OF BEGINNING.

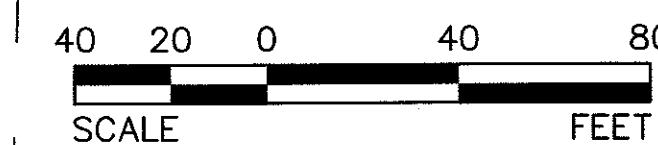
○ FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED  
 ☒ FOUND BRASS CAP IN HAND HOLE AS NOTED  
 ● SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"  
 ● SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED  
 \_\_\_\_\_  
 \_\_\_\_\_  
 - - - - -  
 - - - - -  
 \_\_\_\_\_  
 R/W  
 P.U.E.  
 S.V.T.  
 V.N.A.E.  
 M.C.R.  
 RLS  
 APN  
 S.E.  
 BK  
 PG  
 ①  
 ②  
 \*  
 \*\*

FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED  
 FOUND BRASS CAP IN HAND HOLE AS NOTED  
 SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"  
 SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED  
 BOUNDARY LINE  
 SECTION LINE  
 CENTER LINE  
 RIGHT OF WAY  
 PARCEL LINE  
 RIGHT-OF-WAY  
 PUBLIC UTILITY EASEMENT  
 SIGHT VISIBILITY TRIANGLE  
 VEHICLE NON-ACCESS EASEMENT  
 MARICOPA COUNTY RECORDS  
 REGISTERED LAND SURVEYOR  
 ASSESSOR PARCEL NUMBER  
 SEWER EASEMENT  
 BOOK  
 PAGE  
 33X33' SIGHT VISIBILITY TRIANGLE  
 SIGHT VISIBILITY LINE  
 LOT RESTRICTED TO SINGLE STORY  
 KEY LOTS

ligartwilson.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	19°30'38"	68.10'
C2	200.00'	18°29'39"	64.56'

SOUTHEAST CORNER OF SECTION 34,  
T1S, R2W, FOUND GLO BRASS CAP  
STAMPED "S34/S35 DATED 1916"



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
441 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
[www.hilgartwilson.com](http://www.hilgartwilson.com)

**GANTAMIA PHASE 2 TRACT 3**  
ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA  
**RE — PLAT**

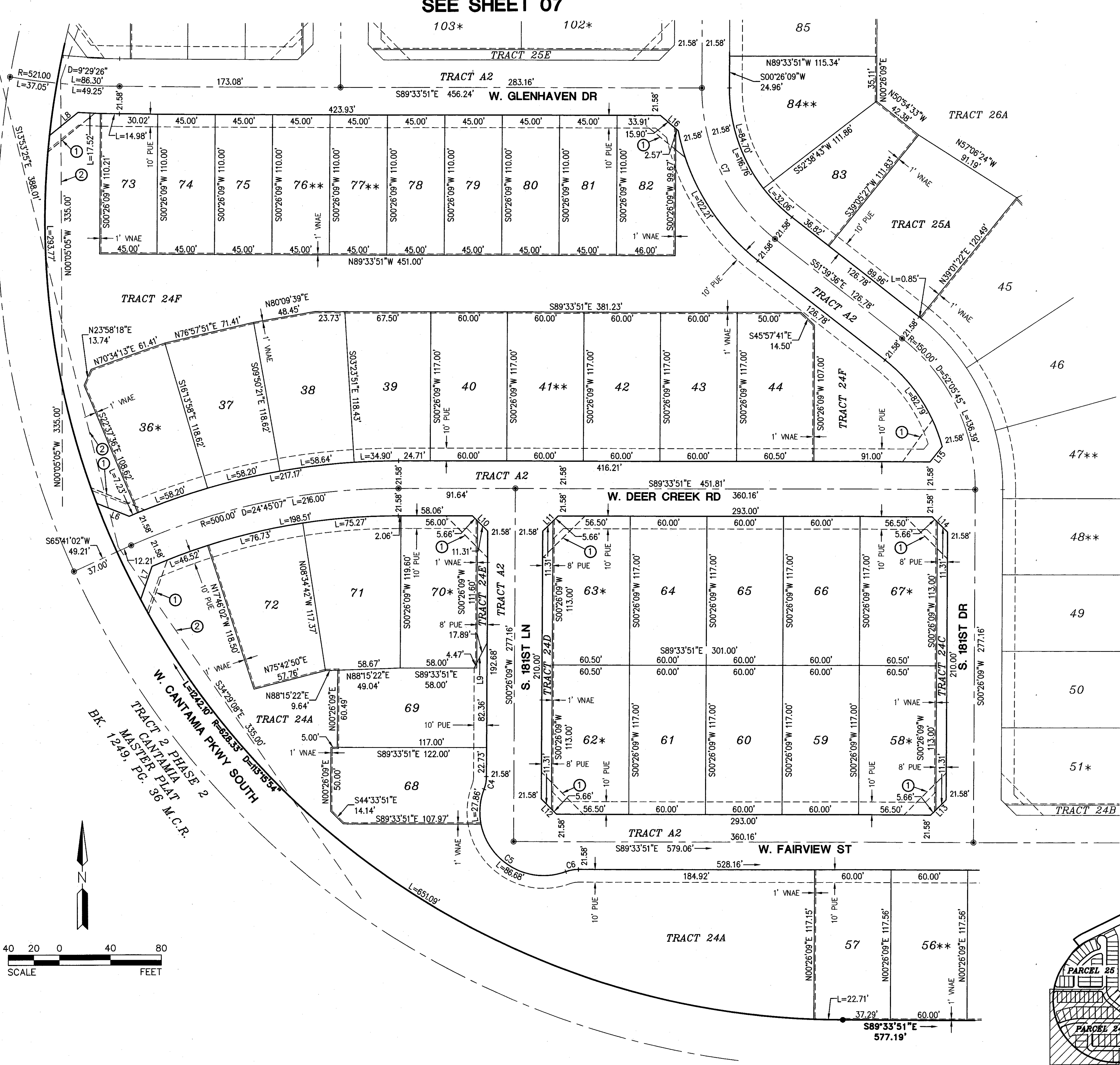
PROJ. NO.: 1018	STATUS:
DATE: JAN 2015	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	
DRAWN: BSO/KO	
APPROVED: KJP	

WG. NO.

## RP04

T. 4 OF 8

U:\1000\1018\SURVEY\DOCS\POD 5\1018-POD5-RP04.dwg 5/31/2016 6:49 AM



SEE SHEET 07

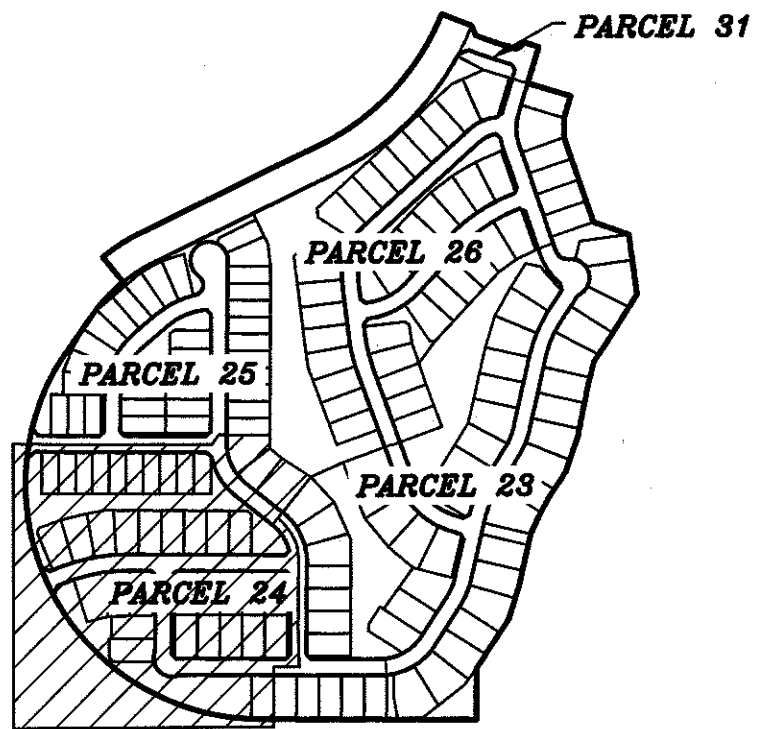
SEE SHEET 04

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S67°59'01"E	27.52'
L7	N19°07'38"E	27.62'
L8	N51°02'38"E	28.83'
L9	N27°00'03"E	17.89'
L10	S44°33'51"E	16.97'
L11	N45°26'09"E	16.97'
L12	S44°33'51"E	16.97'
L13	N45°26'09"E	16.97'
L14	S44°33'51"E	16.97'
L15	N38°56'54"E	15.34'
L16	S49°03'15"E	18.47'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C4	28.00'	20°37'35"	10.08'
C5	50.00'	131°15'10"	114.54'
C6	28.00'	20°37'35"	10.08'
C7	150.00'	52°05'45"	136.39'

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE AS NOTED
- SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- S.V.T.
- V.N.A.E.
- M.C.R.
- RLS
- APN
- S.E.
- BK
- PG
- ① 33X33" SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE
- \* LOT RESTRICTED TO SINGLE STORY
- \*\* KEY LOTS



**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2441 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0535 | F: 602.368.2436  
www.hilgartwilson.com

**CANTAMIA PHASE 2 TRACT 3**

ESTRELLA PARKWAY & WILLIS ROAD

GOOD YEAR, ARIZONA

**RE-PLAT**

STATUS:

PROJECT NO.: 1018

DATE: JAN 2015

SCALE: AS SHOWN

DRAWN: BSO/KO

APPROVED: KJP

DWG. NO.

**RP05**

SHT. 5 OF 8

© Copyright, Hilgart Wilson, 2016 - This document is the sole property of Hilgart Wilson.

U:\1000\1018\SURVEY\DOCS\POD 5\1018-POD5-RP05.dwg 5/31/2016 6:50 AM



SEE SHEET 07

SEE SHEET 08

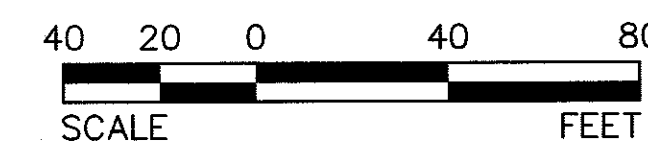
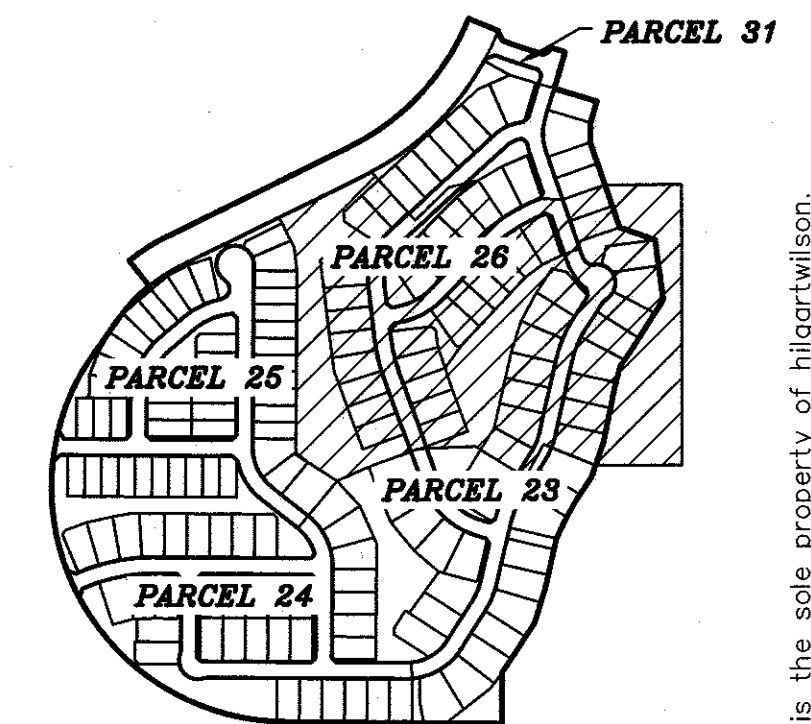
SEE SHEET 04

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE AS NOTED
- SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - SEWER EASEMENT
- - - BOOK
- - - PAGE
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE
- \* LOT RESTRICTED TO SINGLE STORY
- \*\* KEY LOTS

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N38°12'32"E	16.97'
L18	S51°47'28"E	16.97'
L19	S83°12'32"W	34.34'
L20	S52°30'50"E	14.32'
L21	S10°08'05"E	17.63'
L22	N57°14'11"W	14.68'
L23	S64°18'13"E	16.87'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C8	400.00'	13°12'13"	92.18'
C9	28.00'	74°13'06"	36.27'
C10	50.00'	157°49'38"	137.73'
C11	28.00'	27°18'35"	13.35'
C12	200.00'	18°58'01"	66.21'



CANTAMIA PHASE 2 TRACT 3

ESTRELLA PARKWAY & WILLIS ROAD

GOOD YEAR, ARIZONA

RE-PLAT

STATUS:

PROJ. NO.: 1018

DATE: JAN 2015

SCALE: AS SHOWN

DRAWN: BSO/KO

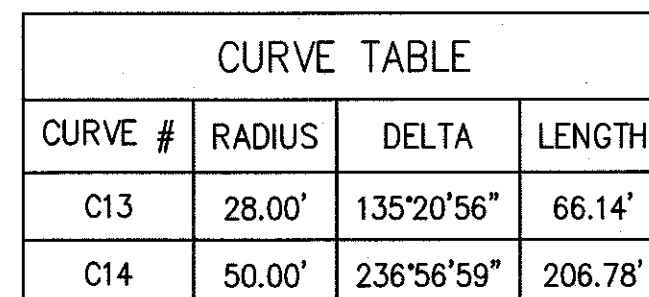
APPROVED: KJP

DWG. NO.

RP06

SHT. 6 OF 8

**SEE SHEET 06**



○ FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED

◻ FOUND BRASS CAP IN HAND HOLE AS NOTED

● SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"

● SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

R/W

P.U.E.

S.V.T.

V.N.A.E.

M.C.R.

RLS

APN

S.E.

BK

PG

①

②

\*

\*\*

BOUNDARY LINE

SECTION LINE

CENTER LINE

RIGHT OF WAY

PARCEL LINE

RIGHT-OF-WAY

PUBLIC UTILITY EASEMENT

SIGHT VISIBILITY TRIANGLE

VEHICLE NON-ACCESS EASEMENT

MARICOPA COUNTY RECORDS

REGISTERED LAND SURVEYOR

ASSESSOR PARCEL NUMBER

SEWER EASEMENT

BOOK

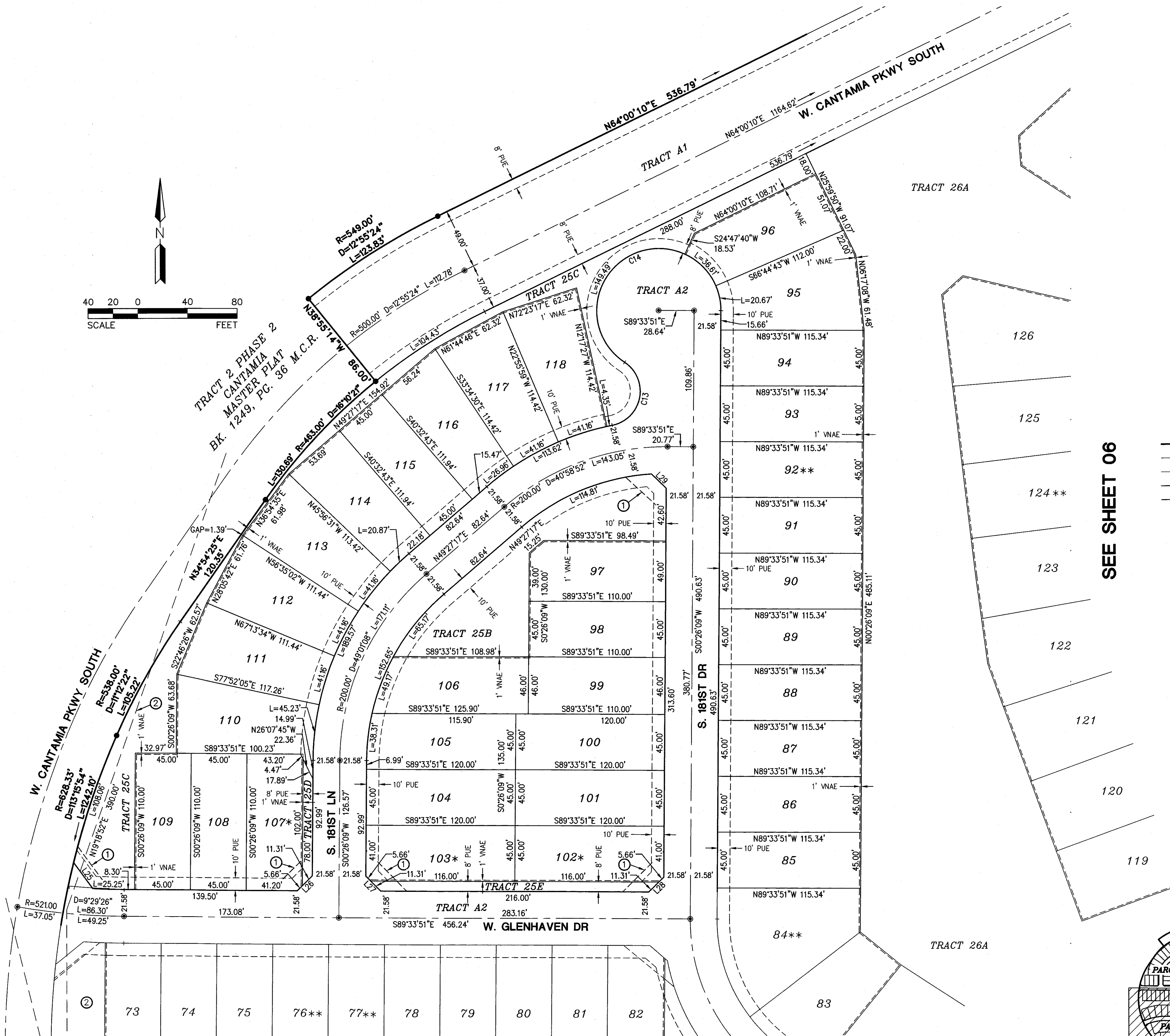
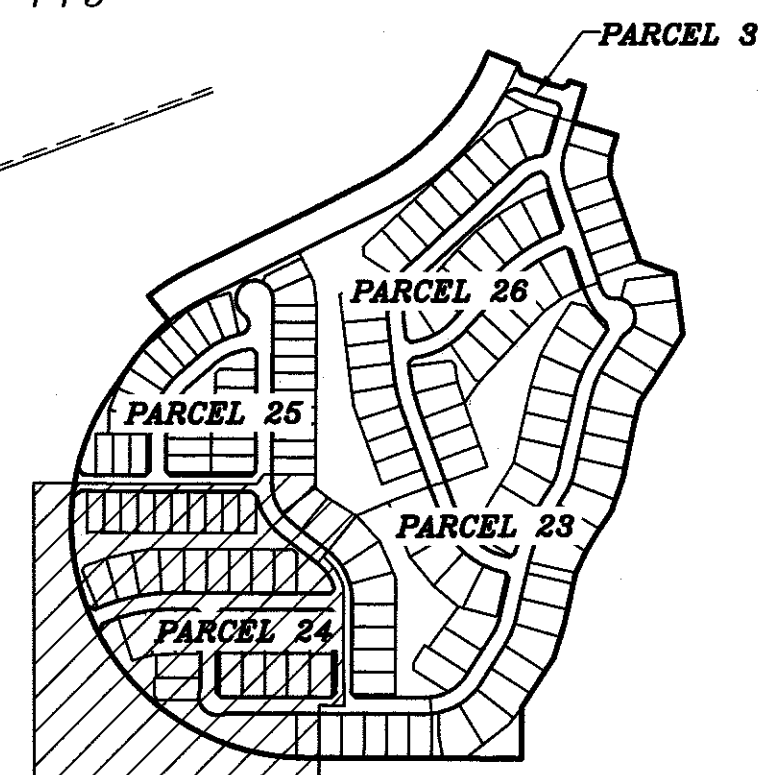
PAGE

33X33' SIGHT VISIBILITY TRIANGLE

SIGHT VISIBILITY LINE

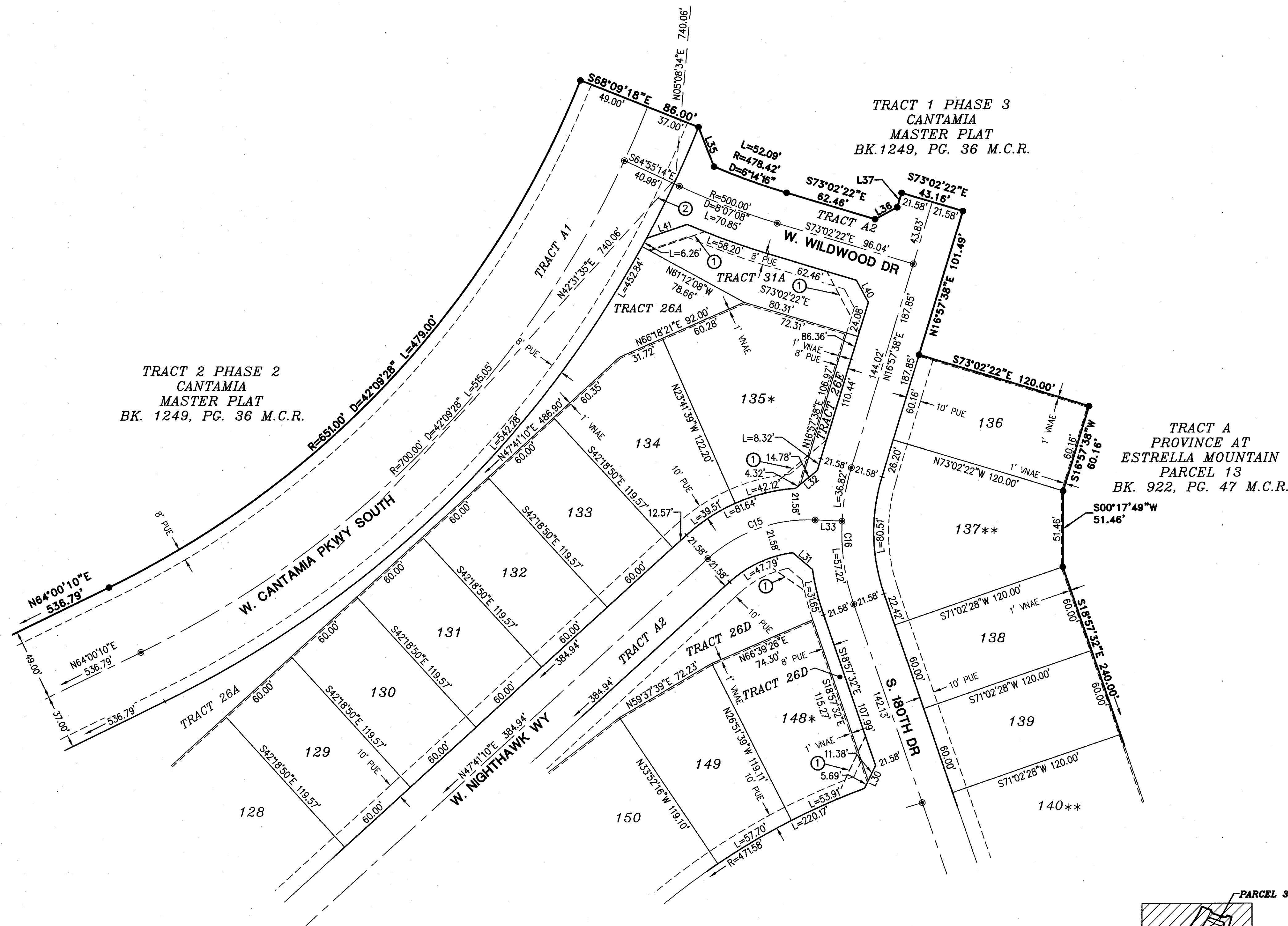
LOT RESTRICTED TO SINGLE STORY

KEY LOTS

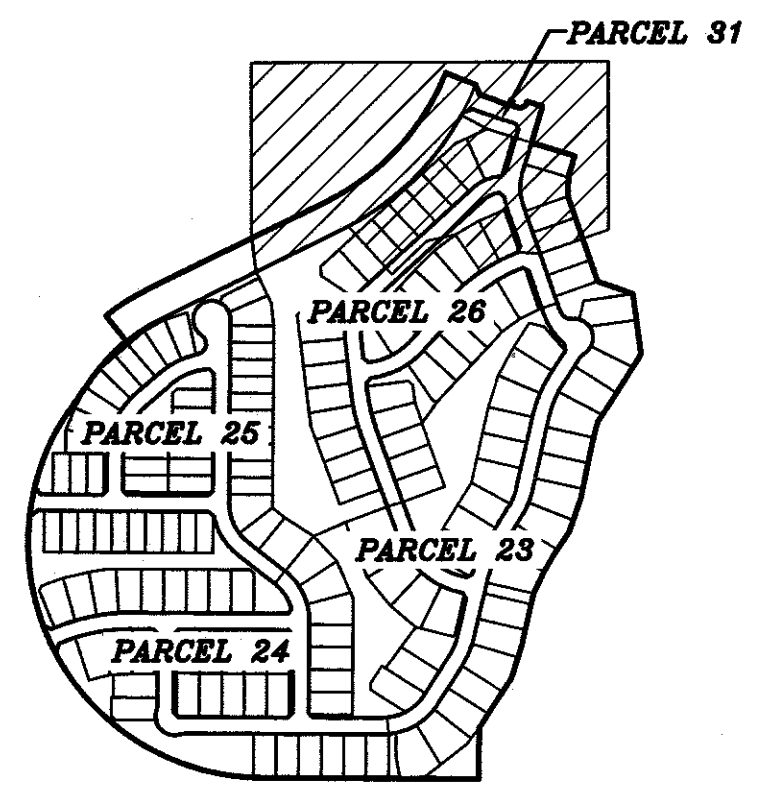


**SEE SHEET 05**





SEE SHEET 06



LINE TABLE		
LINE #	DIRECTION	LENGTH
L30	N25°43'53"E	17.06'
L31	S49°24'03"E	17.56'
L32	N50°39'40"E	19.10'
L33	N87°06'10"W	18.14'
L35	S21°29'27"E	28.72'
L36	N61°57'38"E	16.97'
L37	N16°57'38"E	10.25'
L40	S28°02'22"E	16.97'
L41	N70°59'34"E	29.03'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	100.00'	45°12'40"	78.91'
C16	150.00'	35°55'10"	94.04'

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE AS NOTED
- SET (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- S.E. SEWER EASEMENT
- BK BOOK
- PG PAGE
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE
- \* LOT RESTRICTED TO SINGLE STORY
- \*\* KEY LOTS

